

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 3, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-36097 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a Rezoning from R-1 (Single Family Residential) to C-V (Civic) for a City Park located at 4700 Chantilly Avenue. The proposed C-V (Civic) district will allow conformance with the existing land use designation of PR-OS (Parks/Recreation/Open Space) on the subject site; therefore, staff is recommending approval of the subject Rezoning application. If denied, the existing R-1 zoning district will remain inconsistent with the existing General Plan land use designation.

ISSUES

- The proposed Rezoning will allow conformance with the current land use designation of PR-OS (Parks/Recreation/Open Space).
- The existing use of the subject site as a City Park is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designation.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales</i>	
12/12/62	The Board of City Commissioners approved a Rezoning (Z-0117-62) of a Property legally described as the South Half of Section 32, Township 20 South, Range 62 East [MDB &M], and generally located on the north side of Charleston between Nellis Blvd. and Lamb, From: R-R (Rural Residence), TO: R-1 (Single Family Residence). The Planning Commission recommended approval of the request.
<i>Related Building Permits/Business Licenses</i>	
04/17/07	A building permit (#7001301) was issued for shade structures at a public park at 4700 Chantilly Avenue. The permit was finalized on 12/05/07.
<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one conducted.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, not was one required.	
<i>Field Check</i>	
10/27/09	A field check was conducted by staff. A well maintained public park was observed.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.5

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	City Park	PR-OS (Parks/Recreation/Open Space)	R-1 (Single Family Residential)
North	Single Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residences	ML (Medium Low Density Residential) / L (Low Density Residential)	R-PD7 (Residential Planned Development- 7 units per acre) / R-1 (Single Family Residential)
East	Single Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This request would Rezone the subject site from R-1 (Single Family Residential) to C-V (Civic), which will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) land use designation. The existing use of the subject site as a City Park is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designation. As the proposed C-V (Civic) zoning district is consistent with the existing PR-OS (Parks/Recreation/Open Space) land use designation, staff is recommending approval of this request.

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FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The proposed C-V (Civic) zoning district is consistent with the existing PR-OS (Parks/Recreation/Open Space) General Plan designation.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The uses allowed by the C-V (Civic) zoning district, including the existing use of the subject site for a City Park, are compatible with the surrounding land uses and zoning districts.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

The subject site has a land use designation of PR-OS (Parks/Recreation/Open Space). Rezoning of the subject site will allow conformance with the existing land use designation of the subject site.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

The site is accessed from Marion Drive, an 80-foot Secondary Collector street as designated by the Master Plan of Streets and Highways. Access is adequate in size to meet the requirements of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

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APPROVALS

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PROTESTS

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